

6. Hotel Kurrajong, Australia

Hotel Kurrajong was one of the three hotels originally constructed for the early parliament in Canberra in 1926. It has been extensively modernised since then, and now houses a hotel school as well as 26 double rooms, restaurant, bar, and several meeting rooms. The hotel-school facility is apart from the hotel and includes classrooms, training areas and accommodation for 120 students.

Hotel Kurrajong began working on EMS as a participant in the Cleaner Production Demonstration Project of Environment Australia, Environment Protection Group.

WATER



- Dual-flush cisterns, reducing consumption by 6-7 litres per flush, are installed in all guest, student and staff toilets;
- Water-saving showerheads, limiting water flow to 12 litres per minute, are installed in all guest, student and staff bathrooms;
- Aerators reducing water flow to 5-6 litres per minute are fitted on all washbasins;
- A timer-controlled drip irrigation system is used to water the gardens;
- Storm water is collected and used to supplement garden water requirements;
- Guests are invited to reuse towels and only those 'dropped in the bath' are changed;
- For overnight guests, a limited linen change is proposed with only the top sheet being changed every other day.

At 70% occupancy, these water conservation measures have reduced flush and shower wastewater by 30%.

The towel and linen reuse programme has reduced laundry loads by 10%, saving 15 kilolitres of water a year.

Taking account concomitant reductions in washing powder and energy, savings amount to over AUS\$2,250 per year.

ENERGY



- Low-energy light bulbs are used in most public areas, classrooms, dormitories and back-office areas;
- Timers are fitted to all bathroom heaters;
- Motion-detectors are used to activate lighting in residential corridors;
- The temperature of hot water at tap is lowered, especially in the summer, from 45°C to 40°C, lowering boiler fuel-consumption.

The following energy inefficiencies were identified in a 1994-95 energy audit. Rectifying these measures was estimated to reduce energy use by at least 10%, with savings of around AUS\$18,000 a year. The payback period for the capital expenditure involved was estimated at 2 years. These measures are now being implemented.

- There was significant inefficiency in the computer-controlled main heating, lighting and ventilation unit. The software also needed upgrading;
- All areas of the hotel and hotel school were being cooled and heated even when unoccupied. The power distribution network needed to be

upgraded so that different sections of the property could be controlled separately and the power supply shut down when not needed;

- The kitchen exhaust fans were drawing air from the adjacent air-conditioned rooms;
- High-energy incandescent lights were still being used in some guest rooms;
- Occupancy detectors could be fitted to lighting in additional areas such as the student dining rooms;
- The kitchen exhaust hoods and attached air fans needed upgrading to improve kitchen ventilation and reduce noise;
- During low occupancy periods, the cold rooms were underused. In addition, weighted automatic closures could be fitted to the doors to ensure they were never left open;
- The energy awareness of staff and students needed to be increased;
- An energy manager was needed to improve the energy-efficiency of the hotel and school, responsibilities to include monitoring fuel and electricity use, ensuring correct timer-switch settings, rationalising the use of the cold room, maintaining energy records, raising in-house energy awareness, recording student and guest meal numbers, and maintaining weather data;
- It was decided that final-year students would be selected to perform the role of energy manager.

WASTE

The following recyclable wastes are separated and sent for recycling:

- Plastic, brown, green and clear glass, corks, cardboard, office paper and newspaper;
- Vegetable and food scraps are composted;
- Non-recyclable waste such as chemical containers, soiled plastic and paper, tins, wax paper and broken kitchen implements are collected and disposed of separately;
- Guests have separate bins for paper and other general rubbish;
- Dispensers have replaced individual bathroom products.



The waste management effort has reduced, annually:

- Waste volumes by 40%;
- Landfill space by 570 m³;
- Waste disposal costs by AU\$4,500.

Hotel Kurrajong also reports that:

- After the initial breaking-in period, the time taken for staff to segregate waste is negligible;
- The maintenance supervisor spends less than 3 hours a week overseeing the programme;
- Approximately 70% of recyclable waste is indeed being recycled. 100% of glass waste is recycled;
- Recycling efforts could be further improved through additional training for new staff.



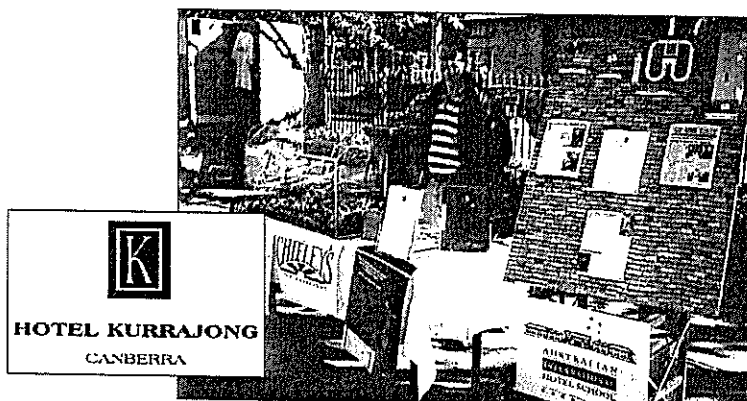
PURCHASING

- Preference is given to non-toxic and biodegradable products;
- Products containing phosphates, silicates, formaldehyde, solvents and acid alkali are not purchased;
- All disposable items bought are made from recycled materials;
- Suppliers are asked to use packaging that can be collected and reused.



VISITOR COMMUNICATION

- Hotel Kurrajong's 'Statement of Environment Commitment' is displayed in all guestrooms;
- Guests are invited to accept the limited linen and towel change and to switch off lights, heaters and coolers when not required.



TRAINING AND MOTIVATING EMPLOYEES AND STUDENTS

- Information on the environment management programme is included in the induction and orientation of new staff and students.

"It is our objective to make environment protection a norm, where 'being green' becomes second nature to staff and students. The value of our environment programme has been more than just cost savings and a marketing edge – it enables us to incorporate practical examples of environment management into the hotel school's teaching programmes."

Representative, Hotel Kurrajong

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